



Z-08-07-001

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: July 14, 2008

GENERAL INFORMATION

APPLICANT	Smith Moore, LLP for RonPa, LLC
HEARING TYPE	Zoning Commission
REQUEST	GB (General Business) to LI (Light Industrial)
CONDITIONS	N/A
LOCATION	1715 Spring Garden Street (portion of) generally described as the south side of Spring Garden Street and east of Eula Street
PARCEL ID NUMBER (S)	00-00-0139-0-0001-00-026(Portion of)
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 62 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~ 0.229 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Scanty landscaping

SITE DATA

Existing Use	Undeveloped with a shed
Adjacent Zoning	Adjacent Land Uses
N GB (General Business)	Sonic Fast food
E LI (Light Industrial)	Industrial Building
W GB (General Business)	Twin City Apartments offices
S HI (Heavy Industrial) and PI (Public and Institutional)	Industrial Building

Zoning History

Case #	Date	Request Summary
2632	12/8/1997	This property was rezoned from LI to GB

This property has been zoned LI since July 1, 1992. Prior to the implementation of the UDO, it was zoned IND-L.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (GB)	Requested (LI)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of retail, service, and office uses.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, site drains to North Buffalo Creek.
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water	N/A
Waste Water	N/A

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements - Assumes recombination with parcel # 139-01-035

Location	Required Planting Yard Type and Rate
North	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100' (along Sonic)
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100' (along adjoining industrial use)
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100' (along adjoining industrial use)
West	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100' (along shopping center)

Tree Preservation Requirements Assumes recombination with parcel # 139-01-035

Acreage	Requirements
0.23AC (portion of parent parcel)	Not Applicable - No existing trees on site.

Transportation

Street Classification	Spring Garden Street – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts:	Spring Garden Road ADT – 17,978.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk exists along both sides of Spring Garden Street.
Transit in Vicinity	Yes, route 1, W. Wendover Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **LI** (Light Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Residential**. The requested **LI** zoning district is inconsistent with this GFLUM designation. However because the site is less than one acre in size a Comprehensive Plan map amendment is not required.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Connections 2025 Map Policies

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The proposed **LI** zoning district designation would allow uses that are compatible with the existing development and uses in the general area. The surrounding area is well developed with varying intensities of commercial and industrial activities. The subject site is currently vacant and the applicant intends to develop this property as a self storage facility in conjunction with the property south of the subject site and fronting on Oakland Avenue. It must be mentioned that this request has no conditions attached and if approved will be open to all the uses allowed in the Light Industrial zoning district.

This request if approved will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investments in the City. In addition, the proposed uses could encourage "home-

grown” and community-based businesses and entrepreneurs and also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities.

Staff has made a determination that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

Water Resources

No additional comments.

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **APPROVAL** of the requested **LI** (Light Industrial) zoning district.